4.   The method of claim 2, wherein the step of controlling is carried out with at least one income-producing security as the property, each said at least one security not a tax-exempt security, wherein most of the income produced by each said at least one security is tax-exempt.

5.   The method of claim 1, wherein the step of controlling is carried out with the security not a fixed-income asset.

6.   The method of claim 2, wherein the step of controlling is carried out with the security not a fixed-income asset.

7.   The method of claim 3, wherein the step of controlling is carried out with each said at least one security not a fixed-income asset.

8.   The method of claim 4, wherein the step of controlling is carried out with each said at least one security not a fixed-income asset.

9.   The method of claim 1, wherein the step of controlling is carried out with the security not a limited partnership interest.

10.   The method of claim 2, wherein the step of controlling is carried out with the security not a limited partnership interest.

11.   The method of claim 3, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

12. The method of claim 4, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

13. The method of claim 5, wherein the step of controlling is carried out with the security not a limited partnership interest.

14. The method of claim 6, wherein the step of controlling is carried out with the security not a limited partnership interest.

15. The method of claim 7, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

16. The method of claim 8, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

17. The method of claim 1, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

18. The method of claim 2, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

19. The method of claim 3, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

20. The method of claim 4, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

21.   The method of claim 5, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

22.   The method of claim 6, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

23.   The method of claim 7, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

24.   The method of claim 8, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

25.   The method of claim 1, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

26.   The method of claim 2, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

27.   The method of claim 3, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components

temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

28.　The method of claim 4, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

29.　The method of claim 5, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

30.　The method of claim 6, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

31.　The method of claim 7, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

32.　The method of claim 8, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components

temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

33.   A method for making a financial analysis output having a system-determined purchase price for property in consummating a sale, the financial analysis output being made by steps including:

controlling a computer processor to manipulate signals in generating a valuation for the property, the property including an income-producing security, the security not a tax-exempt security, wherein most income produced by the security is tax-exempt, as part of a first financial analysis output;

communicating at least some of the first financial analysis output including the valuation as input to a second computer having a programmed processor, the second computer storing the input in memory accessible to the programmed processor corresponding to the second computer; and

generating, with the second computer and the input, the financial analysis output having the system-determined purchase price for the property in consummating the sale.

34.   The method of claim 33, wherein the step of controlling is carried out with a market-based valuation as the valuation.

35.   The method of claim 33, wherein the step of controlling is carried out with at least one income-producing security as the property, each said at least one security not a tax-exempt security, wherein most of the income produced by each said at least one security is tax-exempt.

36. The method of claim 34, wherein the step of controlling is carried out with at least one income-producing security as the property, each said at least one security not a tax-exempt security, wherein most of the income produced by each said at least one security is tax-exempt.

37. The method of claim 33, wherein the step of controlling is carried out with the security not a fixed-income asset.

38. The method of claim 34, wherein the step of controlling is carried out with the security not a fixed-income asset.

39. The method of claim 35, wherein the step of controlling is carried out with each said at least one security not a fixed-income asset.

40. The method of claim 36, wherein the step of controlling is carried out with each said at least one security not a fixed-income asset.

41. The method of claim 33, wherein the step of controlling is carried out with the security not a limited partnership interest.

42. The method of claim 34, wherein the step of controlling is carried out with the security not a limited partnership interest.

43. The method of claim 35, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

44.   The method of claim 36, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

45.   The method of claim 37, wherein the step of controlling is carried out with the security not a limited partnership interest.

46.   The method of claim 38, wherein the step of controlling is carried out with the security not a limited partnership interest.

47.   The method of claim 39, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

48.   The method of claim 40, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

49.   The method of claim 33, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

50.   The method of claim 34, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

51.   The method of claim 35, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

52.   The method of claim 36, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

53.   The method of claim 37, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

54.   The method of claim 38, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

55.   The method of claim 39, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

56.   The method of claim 40, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

57.   The method of claim 33, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

58.   The method of claim 34, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

59.   The method of claim 35, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components

temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

60.   The method of claim 36, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

61.   The method of claim 37, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

62.   The method of claim 38, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

63.   The method of claim 39, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

64.   The method of claim 40, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components

temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

65.   A method for making financial analysis output including an offering document having a system-determined purchase price for property in consummating a sale, the financial analysis output being made by steps including:

converting, at an input device, input data representing the property, the property including an income-producing security, the security not a tax-exempt security, wherein most of the income produced by the security is tax-exempt, into input signals representing the input data;

providing a computer system controlled by a processor connected to the input device to receive said input signals and connected to an output means;

controlling the computer processor to manipulate signals to compute the system-determined purchase price for the property in consummating a sale; and

generating the financial analysis output including the offering document at said output means.

66.   The method of claim 65, wherein the step of controlling is carried out with at least one income-producing security as the property, each said at least one security not a tax-exempt security, wherein most of the income produced by each said at least one security is tax-exempt.

67.   The method of claim 65, wherein the step of controlling is carried out with the security not a fixed-income asset.

68. The method of claim 66, wherein the step of controlling is carried out with each said at least one security not a fixed-income asset.

69. The method of claim 65, wherein the step of controlling is carried out with the security not a limited partnership interest.

70. The method of claim 66, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

71. The method of claim 67, wherein the step of controlling is carried out with the security not a limited partnership interest.

72. The method of claim 68, wherein the step of controlling is carried out with each said at least one security not a limited partnership interest.

73. The method of claim 65, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

74. The method of claim 66, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

75. The method of claim 67, wherein the step of controlling is carried out with the security not including a securitized limited partnership interest.

76. The method of claim 68, wherein the step of controlling is carried out with each said at least one security not including a securitized limited partnership interest.

77.   The method of claim 65, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

78.   The method of claim 66, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

79.   The method of claim 67, wherein the step of controlling is carried out with the security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

80.   The method of claim 68, wherein the step of controlling is carried out with each said at least one security not an equity interest in one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest.

81.   A computer apparatus for changing signals to value property, the computer apparatus including:

an input device operable for converting input data representing the property, the property including an income-producing security, the security not a tax-exempt security, wherein most of the income produced by the security is tax-exempt, the security not an equity interest in

one of at least two components temporally decomposed from second property, wherein the components of the second property include an estate for years interest and a remainder interest, into input signals representing the input data;

a computer having a processor, the processor connected to the input device to receive the input signals, the processor programmed to change the input signals to produce modified signals representing a valuation, including taxation, of the property; and

an output device connected to the processor to convert the modified signals into an illustration including the valuation of the property.

82.   The method of claim 81, wherein the step of converting is carried out with the security not a fixed-income asset.

83.   The method of claim 81, wherein the step of converting is carried out with the security not a limited partnership interest.

84.   The method of claim 82, wherein the step of converting is carried out with the security not a limited partnership interest.

85.   The method of claim 81, wherein the step of converting is carried out with the security not including a securitized limited partnership interest.

86.   The method of claim 82, wherein the step of converting is carried out with the security not including a securitized limited partnership interest.

87.   The method of claim 81, wherein the step of converting is carried out with the security as the property.

88.   The method of claim 82, wherein the step of converting is carried out with the security as the property.

89.   The method of claim 83, wherein the step of converting is carried out with the security as the property.

90.   The method of claim 84, wherein the step of converting is carried out with the security as the property.

91.   The method of claim 85, wherein the step of converting is carried out with the security as the property.

92.   The method of claim 86, wherein the step of converting is carried out with the security as the property.